

**STANDARD APPLICATION**  
**Harford County**  
**Board of Appeals**  
Bel Air, Maryland 21014

JUN 15 2007

Case No. 5610  
Date Filed 6/11/07  
Hearing Date \_\_\_\_\_  
Receipt \_\_\_\_\_  
Fee 450.00

Shaded Areas for Office Use Only

**Type of Application**

**Nature of Request and Section(s) of Code** \_\_\_\_\_

- ☐ Administrative Decision/Interpretation  
☐ Special Exception  
☐ Use Variance  
☐ Change/Extension of Non-Conforming Use  
☐ Minor Area Variance  
☐ Area Variance  
☐ Variance from Requirements of the Code  
☐ Zoning Map/Drafting Correction

CASE 5610 MAP 41 TYPE Variance ELECTION DISTRICT 03

LOCATION 1049 Irwins Choice, Bel Air 21014

BY Joseph Saracino and Lisa Gesualdo

Appealed because a variance pursuant to Sec. 267-36(B) Table VI of the Harford  
County Code to permit a screen porch to maintain a rear yard setback of 18' (23'  
required) in the R3 District/Conventional with Open Space, requires approval by the  
Board.

*NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.*

**Owner (please print or type)**

Name Saracino, Joseph Phone Number 410-215-0298

Address 1049 Irwins Choice Bel Air Md 21014  
Street Number Street City State Zip Code

Co-Applicant Gesualdo Lisa Phone Number 410-215-0298

Address 1049 Irwins Choice Bel Air Md 21014  
Street Number Street City State Zip Code

Contract Purchaser \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_  
Street Number Street City State Zip Code

Attorney/Representative \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_  
Street Number Street City State Zip Code

## Land Description

Address and Location of Property 1049 Irwins Choice Bel Air 21014

Subdivision Irwins Choice SI P94/14 Lot Number 69

Acreage/Lot Size 7,361 SF Election District 3 Zoning R3

Tax Map No. 41 Grid No. 3A Parcel 632 Water/Sewer: Private \_\_\_\_\_ Public ☒

List ALL structures on property and current use: Single family dwelling with deck

Estimated time required to present case: 30 min

If this Appeal is in reference to a Building Permit, state number \_\_\_\_\_

Would approval of this petition violate the covenants and restrictions for your property? No

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No ☒

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No \_\_\_\_\_

## Request

"To construct a 14 foot by 14 foot screen room on rear of house. We will only have a rear set back of 10 feet."

## Justification

See Attachment

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

Justification:

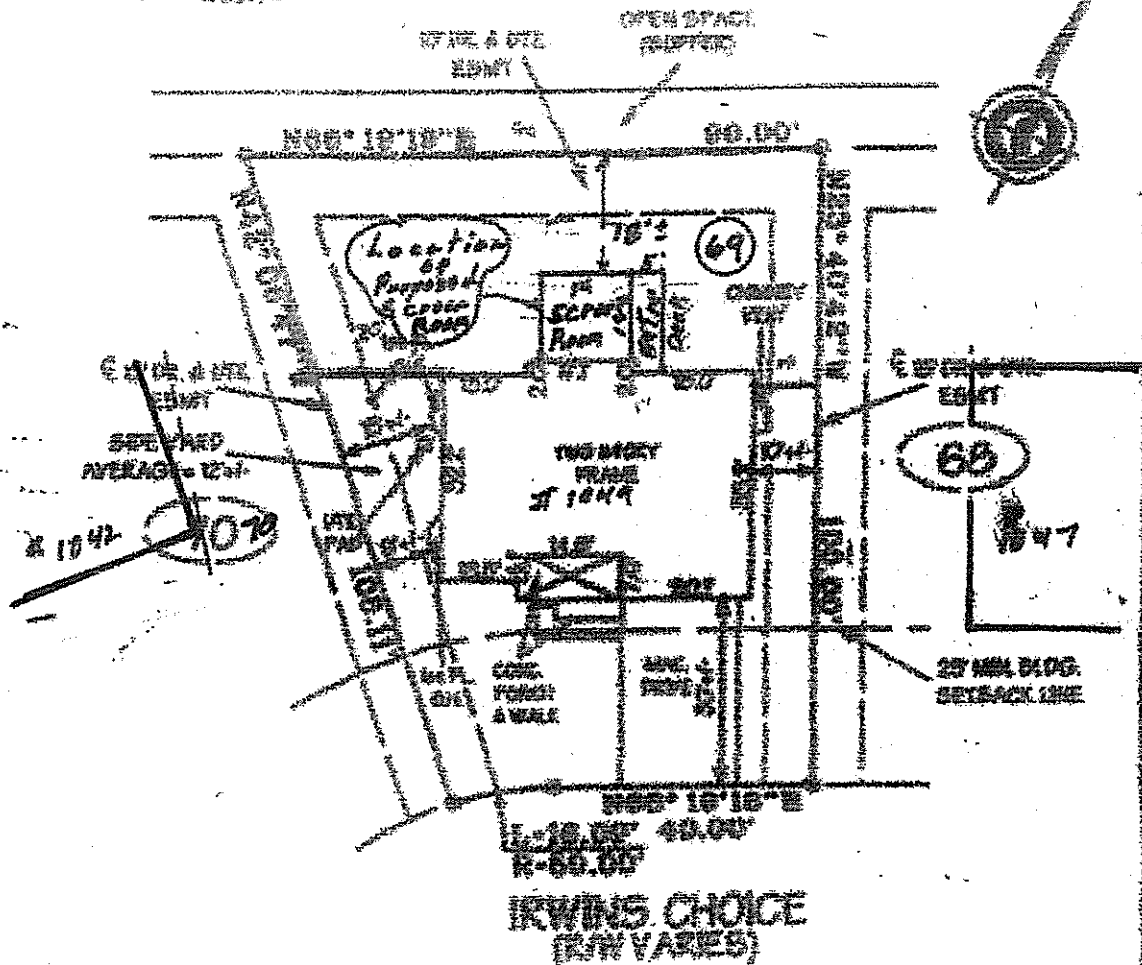
Our lot is very shallow at 100 feet to the east and 108.11 to the west. This with the fact we have a front setback of 30. This was done to meet the side yard setbacks. This is the reason we only have an existing rear setback of 32 feet. This with a 14 foot by 14 foot screen room will only leave us 18 feet.

The minimum front building restriction line in the subdivision of Irwins Choice is 25 feet. Due to our irregular lot shape (56 feet in the front and 90 feet in the rear) our front setback is 30 feet. The 5 foot we lost in the front is more then we are requiring in this variance.

This project would not be unique to the subdivision. Down the street at 1114 Irwins Choice has a constructed breakfast room on the rear of the home; most of the houses also have decks. There was a previous variance granted for 1037 Irwins Choice. Case number 5229 granted a 4 foot variance for a deck, the same distance we are requesting.

This screen room would not encroach on our neighbors in anyway and even though the granted variance would reduce our rear setback by 4 feet the nearest homes behind ours is a condo complex more than 100 feet from our property.

NOTE: Lot 68 shown herein does not lie within any 100 year Flood Boundary, shown on National Flood Insurance Program Flood Insurance Rate Map for Harford County, Maryland Community Plan Number 24025-00161 D, effective date January 7, 2000, but does lie within Zone X (areas determined to be outside 500-year floodplain) shown on said map.



1049 Irwins Choice  
 Saracino Joseph  
 Gesuale Lisa  
 Map 41 Grid 3A Parcel 632  
 Section 1 Lot 69.  
 Plat no. 94014

THIS LOCATION PLANNING HAS BEEN PREPARED IN ACCORDANCE WITH STATE OF MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYING REGULATION OF PRACTICE. IT IS OF RECORD FOR A CONVEYANCE ONLY INsofar as it is required by a statute or a title insurance company or by a court of competent jurisdiction. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. IT IS NOT TO BE USED FOR THE CONVEYANCE OF LAND OR FOR THE LOCATION OF BUILT OR EXISTING OR PROPOSED OR FUTURE. IF USED FOR PURPOSES FOR THE LOCATION OF BUILT OR EXISTING OR PROPOSED OR FUTURE, THE USER OF THIS PLANNING MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE IN ACCORDANCE WITH THE REGULATION. THE LOCATION PLANNING IS CERTAIN THAT IT WAS MADE A REPRESENTATIVE OF THE SURVEYOR AND THAT IT WAS MADE AS ACCURATE AS POSSIBLE, AND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA. THE SURVEY IS FOR INFORMATION ONLY AND NOT FOR CONVEYANCE.

NOTE: HERE SET BY VARIATION OF SIDE YARD AVERAGE SEE SECTION 287-45-YARDS OF THE HARTFORD COUNTY DEVELOPMENT REGULATIONS.